

085.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

668,300 /

USE VALUE:

668,300 /

668,300

ASSESSED:

668,300 /

668,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

 Total Card / Total Parcel
 668,300 / 668,300

No	Alt No	Direction/Street/City
70		MADISON AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEST DANIEL & JOYELLE	
Owner 2:	
Owner 3:	

Street 1: 70 MADISON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: EFROMSON ALAN C -	
Owner 2: -	
Street 1: 70 MADISON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
1/8/2010	19
10/14/2009	980

ACTIVITY INFORMATION	
Date	Result
7/19/2018	MEAS&NOTICE
3/24/2009	Measured
3/8/2000	Inspected
1/13/2000	Mailer Sent
1/13/2000	Measured
8/6/1993	EK

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	70.	0.92	6			435,749						435,700	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.15496	Total SF/SM: 6750	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 435,749	Spl Credit	Total: 435,700
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6750.000	229,300	3,300	435,700	668,300		53989
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18



USER DEFINED

Prior Id # 1:	53989
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:39:48
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 15 - Old Style	1	Rating: Very Good																												
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:																											
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																											
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																											
Frame: 1 - Wood		1/2 Bath:	Rating:																											
Prime Wall: 4 - Vinyl		A HBth:	Rating:																											
Sec Wall:	%	OthrFix:	Rating:																											
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																								
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1																						
Color: BLUE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																							
View / Desir:		Fpl:	Rating:			Other																								
GENERAL INFORMATION				WSFlue:	Rating:	Upper																								
Grade: C - Average		CONDOS INFORMATION				Lvl 2																								
Year Blt: 1913	Eff Yr Blt:	Location:				Lvl 1																								
Alt LUC:	Alt %:	Total Units:				Lower																								
Jurisdct: G12	Fact: .	Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB																				
Const Mod:		% Own:																												
Lump Sum Adj:		Name:																												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																		
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:		No Unit	RMS	BRs	FL																					
Prim Int Wall: 2 - Plaster		Functional:		Interior:		1	5	2																						
Sec Int Wall:	%	Economic:		Additions:																										
Partition: T - Typical		Special:		Kitchen:																										
Prim Floors: 3 - Hardwood		Override:		Baths:																										
Sec Floors:	%	Total:	4.6 %	Plumbing:																										
Bsmnt Flr: 12 - Concrete				Electric:																										
Subfloor:				Heating:																										
Bsmnt Gar:				General:																										
Electric: 3 - Typical																														
Insulation: 2 - Typical																														
Int vs Ext:																														
Heat Fuel: 1 - Oil																														
Heat Type: 1 - Forced H/Air																														
# Heat Sys: 1																														
% Heated: 100	% AC: 100																													
Solar HW: NO	Central Vac: NO																													
% Com Wall	% Sprinkled:																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																		
SPEC FEATURES/YARD ITEMS																														
PARCEL ID 085.0-0006-0007.0																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300		3,300													
More: N				Total Yard Items: 3,300				Total Special Features:				Total: 3,300				Image														
SKETCH																														
<table border="1"> <tr> <td>WDK (548)</td> <td>5 EFP (24)</td> <td>6</td> </tr> <tr> <td colspan="2">26</td> <td>26</td> </tr> <tr> <td colspan="2">TQS FFL BMT (520)</td> <td></td> </tr> <tr> <td>3</td> <td>16</td> <td>1</td> </tr> <tr> <td>8</td> <td colspan="2">EFP (128)</td> </tr> </table>																WDK (548)	5 EFP (24)	6	26		26	TQS FFL BMT (520)			3	16	1	8	EFP (128)	
WDK (548)	5 EFP (24)	6																												
26		26																												
TQS FFL BMT (520)																														
3	16	1																												
8	EFP (128)																													
SUB AREA																														
SUB AREA DETAIL																														
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																				
FFL	First Floor	520	175,480	91,251	BMT	25																								
TQS	3/4 Story	390	175,480	68,438																										
EFP	Enclos Porch	148	45,620	6,751																										
BMT	Basement	130	52,640	6,844																										
WDK	Deck	50	16,000	800																										
Net Sketched Area: 1,238				Total: 174,084																										
Size Ad	910	Gross Are	1758	FinArea	910																									
AssessPro Patriot Properties, Inc																														
																														